



LAKESIDE
AT LOUDOUN

COMPANIES

ON THE MOVE

CONNECT

HER



Strategically positioned in the fastest growing county in the country, LAKESIDE AT LOUDOUN offers a premier destination location with best-in-class amenities. Situated only 25 minutes west of the Nation's Capital and is only minutes from Dulles International Airport, Reston and Tysons business hubs.

BEST IN CLASS



- Unique office opportunities currently available in two, newly renovated office buildings with modern lobbies and Wi-Fi enabled seating area
- Energy star rated, 4-story, Class A office buildings with dramatic views of the lake
- Corporate signage visible along Route 7
- Multiple casual dining options and hotel adjacent to the site
- New on-site, tenant-only fitness center with lockers and showers
- Lakeside location featuring a picnic area, secured bike storage and a jogging path
- Numerous nearby amenities including Dulles Town Center and Lansdowne Resort
- Local institutional ownership
- Building located in an opportunity zone

ACCESS



Envision your corporate logo prominently displayed on remarkable architecture on one of the most traveled roadways in Loudoun County.

Only 25 minutes west of the nation's Capital, Lakeside at Loudoun is a premier office destination, just minutes from Dulles International Airport, Reston and Tysons business hubs.

AMENITIES

Sweetwater Tavern only steps away



LAKESIDE AT LOUDOUN offers value beyond compare. A myriad of dining, retail, entertainment and housing options within reach. The 1.4 million square foot Dulles Town Center is only three minutes away and Dulles International Airport is ten minutes door-to-door.

A conference center on the first floor of Lakeside II is available for all tenants.

Avenue-C is a unique self-service vending market located within the project, offering daily delicious and healthy foods, snacks and beverages.



Avenue-C Vending Market

FITNESS CENTER






Stay in shape and get social in the exclusive, new, tenant-only fitness center with next generation equipment & inviting lounge for mingling and relaxing before, during or after work.



[CLICK FOR VIRUTAL TOUR](#)






DULLES TOWN CENTER

Benihana
The Cheesecake Factory
Chick-fil-A
Longhorn Steakhouse
Red Lobster
Red Robin

REGAL CENTER

Bank of America
Chipotle Mexican Grill
Cold Stone Creamery
Jersey Mikes
Ledo Pizza & Pasta
Mission BBQ
Sweet Frog

CASCADES MARKETPLACE






BGR The Burger Joint
The Pit Stop Barbecue
Robeks
McDonalds
Starbucks
Giant
Golds Gym

DULLES TOWN CROSSING





Nordstrom Rack
Bed Bath & Beyond
McDonald's
Chili's
Pomodora
Kabob & Chicken
Bank of America
Chick-fil-A
Walmart Supercenter
Sam's Club
Subway



POTOMAC RUN PLAZA




Bojangles
Five Guys
Outback Steakhouse
Starbucks
Target
Wendy's



NOKES PLAZA

Burger 21
Sheetz
Cafesano
Nothing Bundt Cakes

 Good Eats Emporium
 Sweetwater Tavern
 Olive Garden
 Extended Stay America

CASCADES OVERLOOK





Burton's Grill
Fire Works
Urbano
Chuy's
Harris Teeter
Cava Mezze Grill
Wells Fargo Bank
Zoup!

AREA AMENITIES

A destination location. Right where all the necessities of life connect. masterly planned to suite the needs of convenience, comfort, commerce, corporate positioning and the daily commute. Strategic Loudoun County location with prime visibility. Corporate Route 7 signage available with more than 100,000 vehicles passing daily.



LAKESIDE II

21345 RIDGETOP CIRCLE // DULLES//
VA

Lakeside at Loudoun // Sterling // Virginia

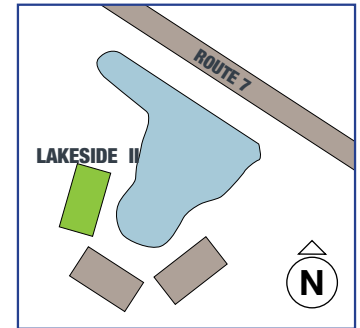
LAKESIDE II

21345 RIDGETOP CIRCLE // DULLES // VA

1st FLOOR

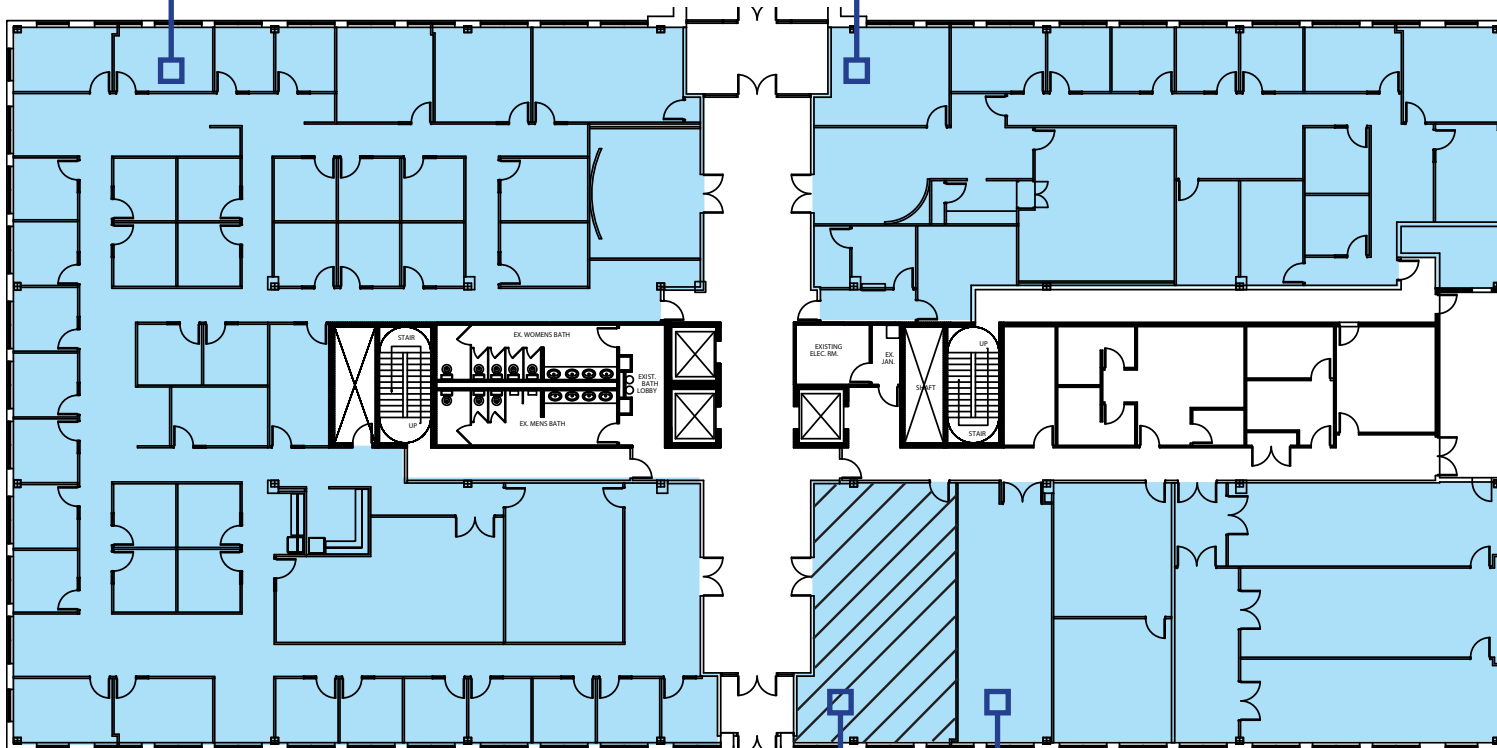
Full Floor - up to 21,515 SF

SITE KEY



Suite 100 / 11,770 SF

Suite 120 / 4,837 SF



Conference Center

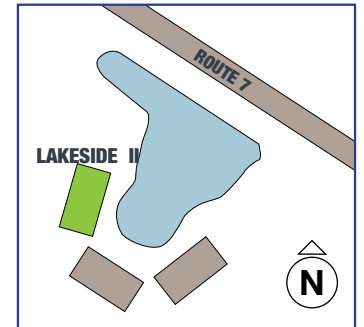
Suite 130 / 4,898 SF

LAKESIDE II

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3rd FLOOR

SITE KEY



Suite 340 / 13,714 SF



Suite 320 / 4,706 SF

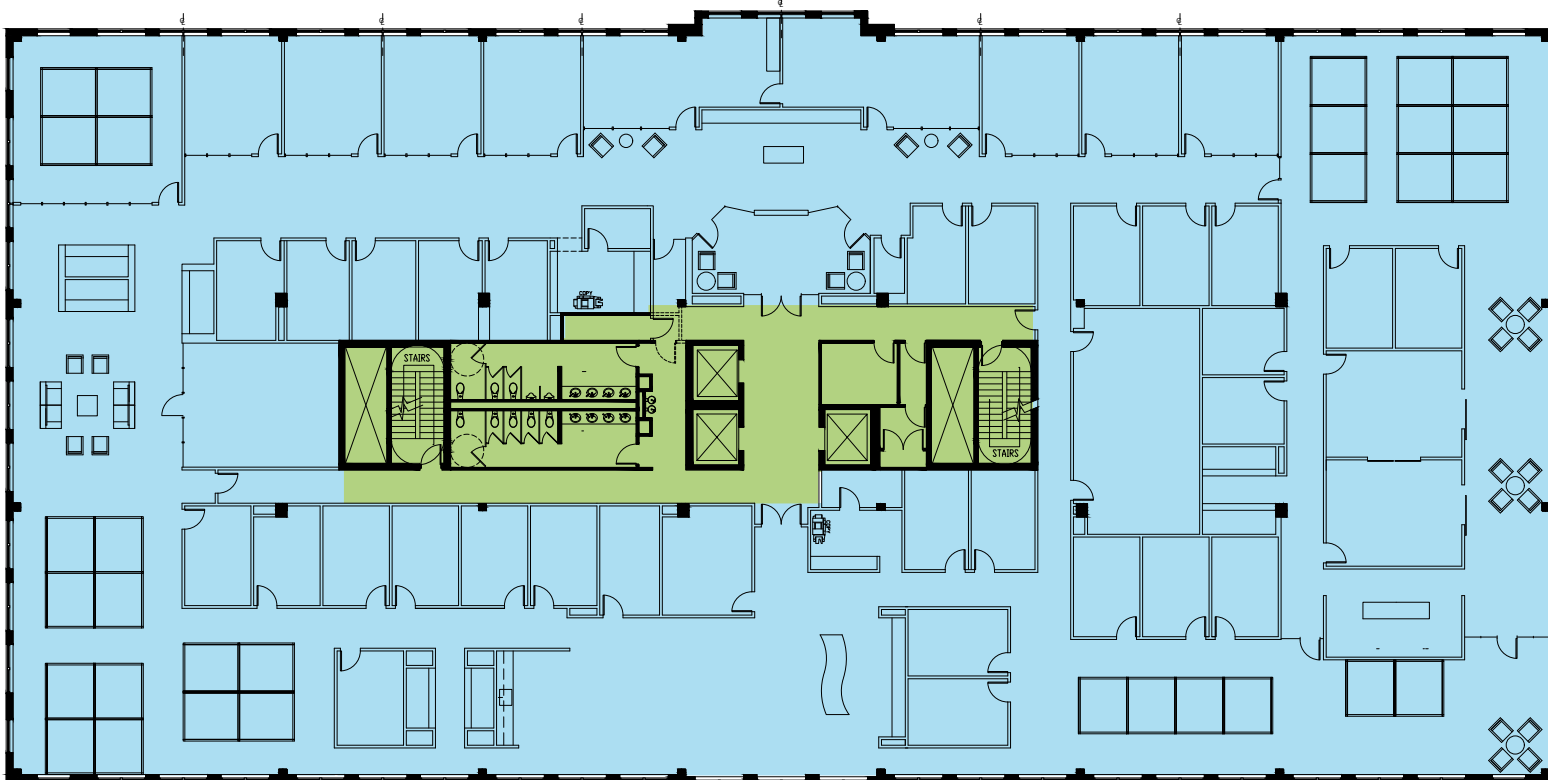
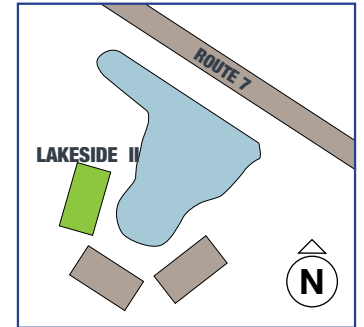
LAKESIDE II

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4th FLOOR

Full Floor - up to 26,698 SF

SITE KEY





Two buildings with Class-A finishes and efficient floor plates.

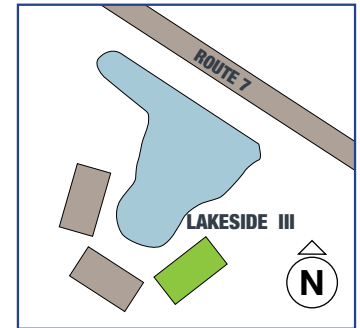
Our floor plans can accommodate all business sizes and requirements. Whether you need a blank slate or move-in ready spec suite - we have it all.

LAKESIDE III

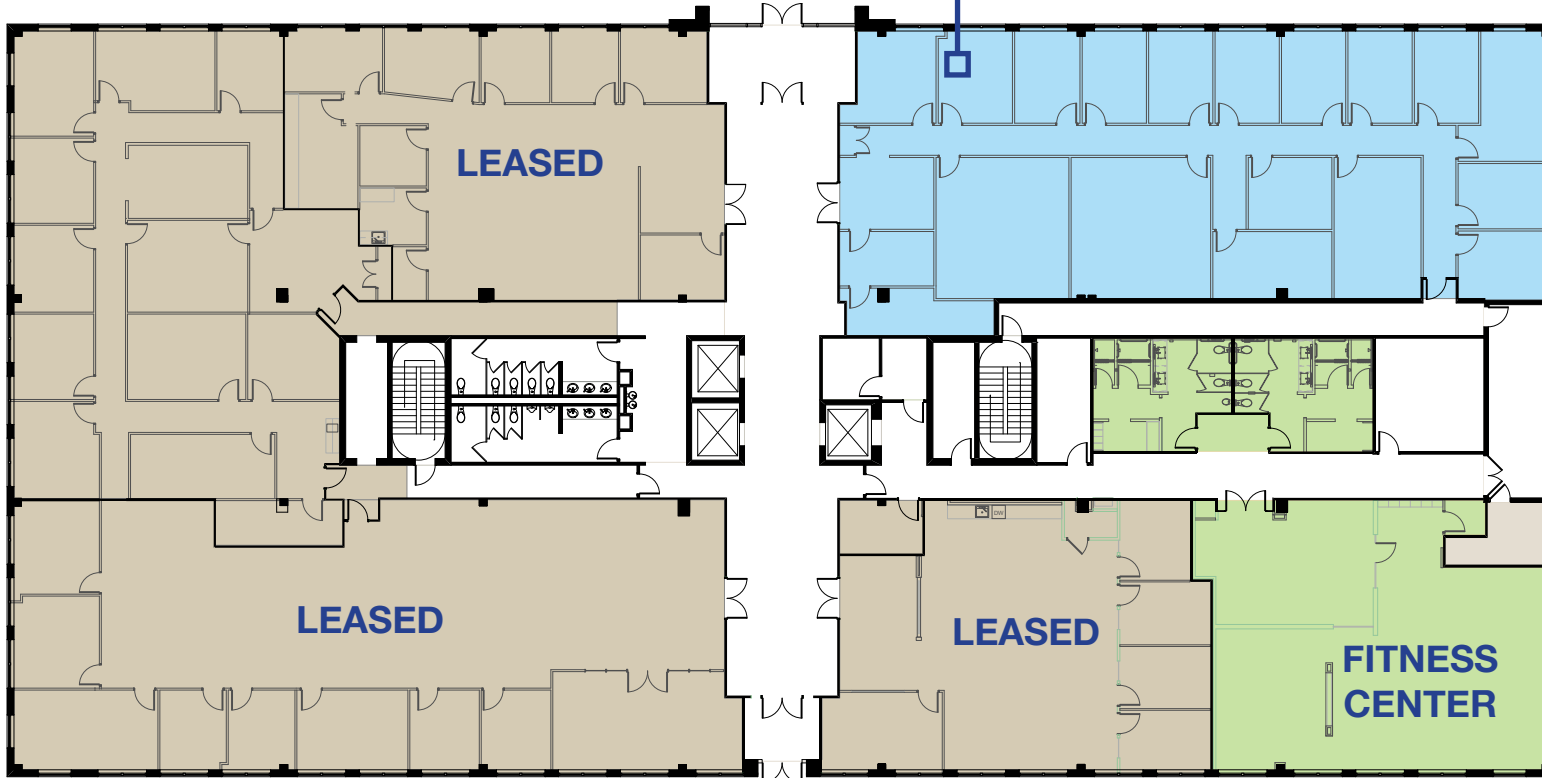
21355 RIDGETOP CIRCLE // DULLES // VA

1st FLOOR

SITE KEY



Suite 150 / 5,079 SF

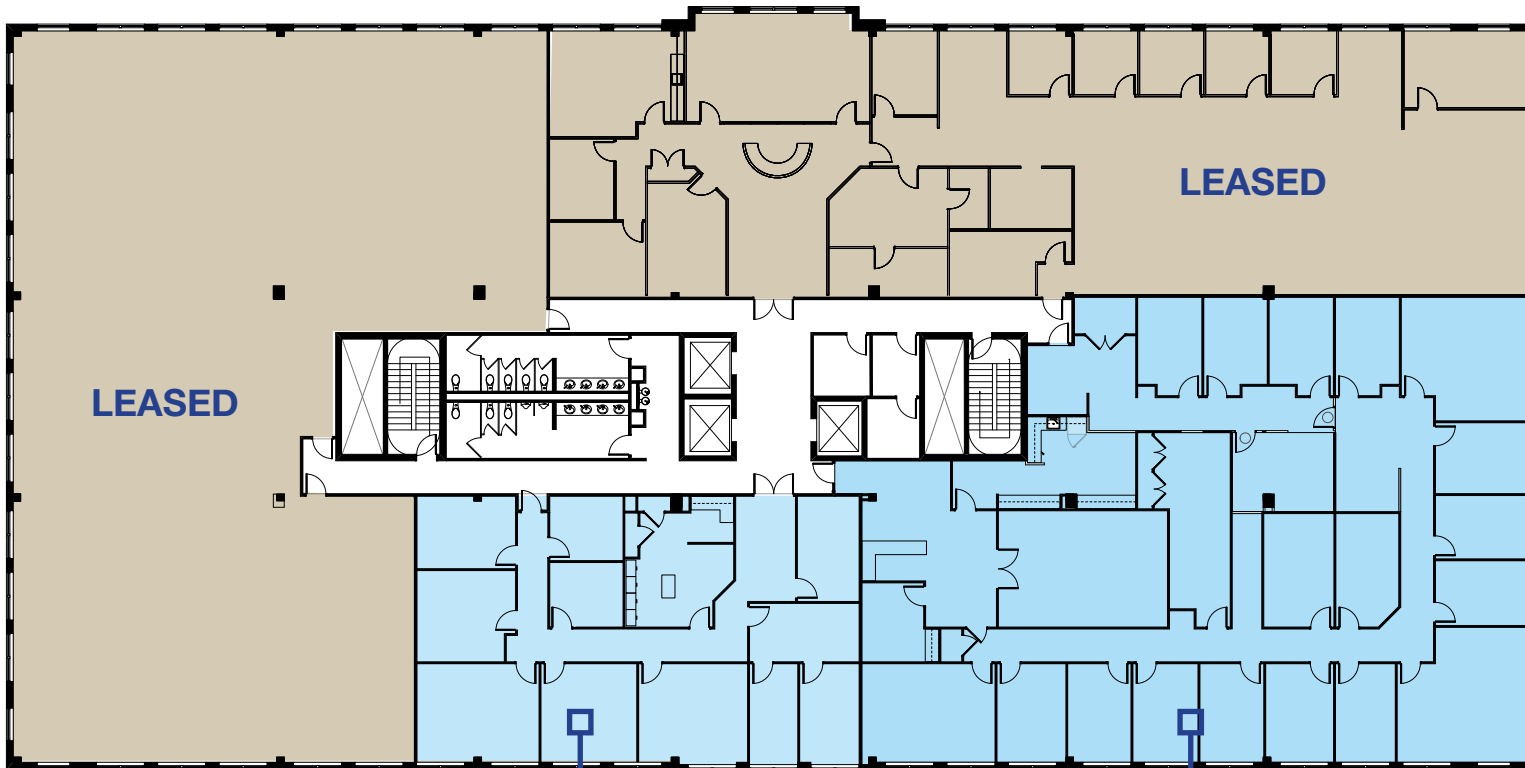


LAKESIDE III

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2ND FLOOR

SITE KEY



Suite 210 / 3,220 SF

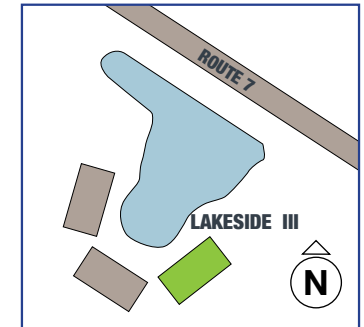
Suite 220 / 7,873 SF

LAKESIDE III

21355 RIDGETOP CIRCLE // DULLES // VA

3RD FLOOR

SITE KEY



Suite 300 / 9,749 SF



Suite 340 / 1,234 SF

Shell Condition, Hypothetical Expansion



Leasing Information:

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YOUNG**

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